

JUSTIFICATION ZONE CHANGE

APN 138-06-401-006

August 20, 2007

THIS ZONE CHANGE IS BEING REQUESTED TO CHANGE THE EXISTING ZONING FROM U(UNDEVELOPED) TO R-PD2. THE EXISTING ZONING WILL NOT ALLOW 9 LOTS PER 5 ACRES (1.8 PER ACKER) IN THE CITY OF LAS VEGAS.

THE ADJACENT PROPERTY TO THE WEST AND THE EAST ARE IN THE COUNTY. THE COUNTY ALLOWS 9 LOTS PER ACRE IN THEIR EXISTING ZONING. THE WESTERN PROPERTY IS UNDER DEVELOPMENT; THE EASTERN PROPERTY WILL TENTATIVELY HAVE 9 LOTS PER ACRE.

IN ORDER TO BE COMPETITIVE WITH OTHER DEVELOPERS IN THE IMMEDIATE AREA, IN THE COUNTY, AND JUSTIFY THE DEVELOPMENT EXPENSE WE ARE REQUESTING THE ZONE CHANGE.

THE AFOR MENTIONED PROPERTY WAS APPROVED FOR A ZONE CHANGE ON MARCH 2, 2005 BY THE CITY COUNCIL.

PLEASE BE ADVISED THE OWNERS AND DEVELOPER HAVE CIVIL PLANS AND SUBDIVISION MAPS IN THE FINAL STAGES OF APPROVAL AND THE CONSTRUCTION BOND HAS BEEN POSTED IN CASH TO THE CITY OF LAS VEGAS. IN OUR ZEST TO COMPLETE THIS PROJECT WE NEGLECTED TO GET AN EXTENTION. AS YOU THE CITY DOES NOT NOTIFY OF ZONING EXPERATION DATES. WE ARE READY TO START CONSTRUCTION AS SOON AS OUR ZONING, SITE DEVELOPMENT TENT MAP AND FINAL MAPS ARE APPROVED. ALL ARE READY FOR APPROVAL

WE APPRICIEATE YOUR ASSISTANCE
THANKS



SHELDON PAUL

ZON-24252
SDR-24253
10/11/07 PC